



Reuben Taylor QC (Joint Head of Chambers)

Call: 1990 Silk: 2014

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Expertise

Planning, Environment

Overview

Reuben Taylor QC specialises in all aspects of Planning, Environmental, Compulsory Purchase and Compensation Law. He is joint Head of Chambers at Landmark. He was called to the Bar by Gray's Inn in 1990 and took silk in 2014.

He practices throughout England and Wales and acts for many leading developers as well as central Government, local authorities and individuals. He has particular expertise in the High Court and Court of Appeal, and in advisory work and advocacy on planning appeals.

He has developed a particularly strong reputation for dealing with noise, road traffic, air quality and other technical environmental impact issues.

Reuben is listed as a leading silk in planning by Chambers & Partners 2021: *"He's great on technical matters and he understands the methodologies which underlie that work"*; 2020: *"with a highly regarded High Court practice that sees him instructed in a number of high-profile cases."* He is described as *"a very user-friendly barrister and always on the ball producing clear, expert advice and guidance."* *"He has a very analytical mind and is very good at cutting through extraneous stuff and getting to the point very quickly"*. The Legal 500 2021 states: *"As a silk, he is absolutely top of the tree"*; 2020: *"Very commercially astute and practical in his advice."*

Commercial Development: Reuben has extensive experience in the commercial and retail fields. He has been advising the development partners at **Brent Cross** in relation to its redevelopment, he regularly acts and advises Hammerson. He also acts for Tesco, Sainsburys, Lidl and other retailers. He was successful in one of the leading cases on competing schemes: **R. (on the application of Hawksworth Securities Plc) v Peterborough City Council** [2016]. Reuben also successfully defended the grant of consent on behalf of developers in **WM Morrisons Supermarket Plc v Hounslow LBC** [2018] and in **R. (on the application of Luna Stockton Sarl) v Stockton-on-Tees BC** [2018].

Residential: Throughout his career Reuben has advised and represented residential developers including, Bellway, Taylor Wimpey, Crest Nicholson, Bloor Homes and Linden Homes. He has been advising Persimmons Homes in relation to their large site SW of Trowbridge. Reuben won for Corinthian Mountfield Ltd in the Court of Appeal in **Shirley v Secretary of State** [2019] an important decision relating to air quality and call-in. Reuben successfully defended the grant of permission for residential use of a 33-hectare site in the Green Belt: **R. (on the application of Smech Properties Ltd) v Runnymede BC** [2016]. In the same year Reuben won for Bloor Homes in **Oadby and Wigston BC v Secretary of State for Communities and Local Government** [2016] a case relating to the interpretation of the NPPF.

Infrastructure: Reuben has extensive experience spanning his entire career relating to infrastructure development including promoting **the A303 improvement at Stonehenge** for Highways England, continuing to advise **Gatwick Airport** Limited in relation to its plans for runway expansion, presenting the evidence on noise, ground settlement and highways on behalf of the Government for **Crossrail** and representing BAA at the **Heathrow Terminal 5 Inquiry**.

Tall Buildings: Reuben has been involved in a number of contentious appeals relating to tall buildings including the proposals at Kensington Forum, Newcombe House in Notting Hill Gate, the Whitechapel Estate, Sainsbury's Whitechapel (successfully defending Tower Hamlet's refusal of permission) and a tower in **Edmonton for St Modwen**.

Student Accommodation: He has secured consents on numerous sites for student accommodation and regularly acts for **Oxford and Cambridge Universities**. Sites he has recently secured permission on include **Mill Road, Cambridge for McLaren Group**, 166 bedspaces in a Conservation Area **St. David's Hill, Exeter**, Devon and **Pritchatts Park** for the University of Birmingham.

Heritage: Recent experience in the heritage field includes winning the controversial **Clerkenwell Close** appeal for Amin Taha, defending the consent for development at **Wolverton for St Modwen** which involved demolition of some George Stephenson Railway Sheds and leading the appeal for planning permission for **enabling development** to preserve the most important existing collection of Samuel Wyatt buildings in existence at the Doddington Estate.

London: Reuben regularly advises the Mayor of London in relation to planning matters and to represent the Mayor/GLA at planning appeals. This included the appeal for Newcombe house in Notting Hill Gate. Reuben successfully represented Queens Park Rangers Football club the Court of Appeal in defending planning permission for a new training ground within Metropolitan Open Land (i.e. Green Belt): **Brown v Ealing LBC** [2018]

Technical Matters: Reuben is adept at dealing with complex and technical matters. He regularly advises on the intricacies of CiL. In 2020 he secured the quashing of a statutory instrument on behalf of the **London Duck Tours** company relating to navigational safety of passenger vessels on the Thames. The Secretary of State for Transport consented to judgment before trial.

Qualifications

Reuben went to Falmer School, Brighton. He graduated in Law with LLB (Hons) from the University of Wales in 1989. He was called to the Bar in 1990 as the Sir Raymond Phillips Award recipient.

He has been an editor of the Sweet & Maxwell Planning Law Encyclopaedia and a contributor to Atkin's Court Forms and Butterworths' Compulsory Purchase & Compensation Service. In his spare time, Reuben loves to play bass guitar in a hard rock band and tennis with his teenage boys.

Very commercially astute and practical in his advice

Legal 500

Cases

01 Jan 2019	Shirley v Secretary of State [2019]
14 Aug 2018	Historic England challenge to Planning Permission Rejected
26 Mar 2018	Court of Appeal upholds planning permission for new QPR training ground and academy facility
01 Jan 2018	WM Morrisons Supermarket Plc v Hounslow LBC [2018]
01 Jan 2018	R (on the application of Luna Stockton Sarl) v Stockton-on-Tees BC [2018]
01 Jan 2018	R (on the application of Historic Buildings and Monuments Commission for England) v Milton Keynes Council [2018]
01 Jan 2018	Brown v Ealing LBC [2018]
15 Sep 2017	High Court rules on interpretation of the Air Quality Directive in call-in judicial review
09 Mar 2017	Challenge to QPR Training Facilities on Metropolitan Open Land Fails
27 Oct 2016	Court of Appeal rejects appeal in Oadby & Wigston case
01 Jan 2016	R (on the application of Hawksworth Securities Plc) v Peterborough City Council [2016]
01 Jan 2016	R (on the application of Smech Properties Ltd) v Runnymede BC [2016]
01 Jan 2016	Oadby and Wigston BC v Secretary of State for Communities and Local Government [2016]
16 Mar 2012	R (Midlands Co-Operative Society Ltd) v Birmingham City Council & Tesco Stores Ltd. [2012] Eu L.R. 640
17 Sep 2009	English Heritage, Westminster CC and Ashton v Secretary of State for Communities & Local Government
08 Apr 2009	Ardagh Glass v Chester City Council and Quinn Glass [2009] EWHC 745 (Admin)
22 Jan 2009	Court of Appeal Upholds Basildon Council's Decision to Enforce Against Largest Gypsy Site in the UK
22 Feb 2008	R (on the application of Buglife: The Invertebrate Conservation Trust) v Thurrock Thames Gateway Development Corp
01 Jan 2008	Crossrail Bill (Parliamentary Hybrid Bill proceedings) [from 2004 and continuing]
23 Nov 2007	R (Sainsburys & Dean) v Secretary of State & West End Green
01 Jan 2006	R. (on the application of Rockware Glass Ltd) v Chester City Council
01 Jan 2005	R (Orange PCS Ltd and ors) v London Borough of Islington [2005] EWHC 963
01 Jan 2003	BAA Plc v Secretary of State for Transport, Local Government and the Regions

01 Jan 2002	R. (on the application of Fernback) v Harrow LBC
24 May 2001	R v Durham County Council ex parte Lowther
01 Jan 2000	R. v Durham CC Ex p. Huddleston

Inquiries

01 Jan 2020	Doddington Estate Appeal [2020]
01 Jan 2020	Cranfield Road, Milton Keynes [2020]
01 Jan 2019	Newcombe House [2019]
01 Jan 2019	Walnut Gardens Exeter [2019]
01 Jan 2019	Seven Oaks Local Plan Inquiry [2019]
01 Jan 2019	A303 Stonehenge Examination [2019]
01 Jan 2019	Clerkenwell Close Inquiry [2019]
01 Jan 2018	Sainsbury's Whitechapel [2018]
01 Jan 2018	Land to the Rear of High Street, Great Missenden [2018]
01 Jan 2018	Land between Audlem Road/Broad Lane, Stapeleigh [2018]
01 Jan 2017	Whitechapel Estate Inquiry [2017]
01 Jan 2017	White Moss, Cheshire East [2017]
01 Jan 2017	Manor Place, Oxford [2017]
01 Jan 2017	Crouchland Biogas Inquiry [2017]
01 Jan 2016	100 Cromwell Road [2016]
01 Jan 2016	Edmonton Green Shopping Centre [2016]
01 Jan 2016	Land at Mill Lane, Over [2016]
23 Oct 2007	West End Green
12 Oct 2007	Somerfield
31 Aug 2006	Secretary of State confirms M4 J11 Orders
15 Jun 2006	Quinn Glass Limited
10 May 2006	Reading Inner Distributor Road
01 Jan 2004	Crossrail Bill (Parliamentary Hybrid Bill proceedings) [from 2004 and continuing]

Publications

27 Jul 2020	Delivering Major Infrastructure: Part 3 - Executing the land acquisition strategy - Webinar
09 Apr 2020	Remote Council Decision Making - Webinar
20 Jan 2020	Appeal Routes PINS, VOA And Judicial Review Which Route For Which Decisions
25 Mar 2011	Compulsory Purchase Orders - Section 9 - After Pattle
29 Sep 2009	Draft PPS New Guidance on Historic Assets - Striking the Balance, Conserving the Past and Securing the Future
07 May 2009	Environmental Impact Series - Noise - The Legal Policy